



Newlands Road, Southgate, Crawley, RH11 8AL

Guide Price £450,000 - £475,000

Situated on Newlands Road in Southgate, Crawley, this delightful semi-detached house offers a perfect blend of comfort and modern living. With its older yet well-maintained structure, the property is presented in excellent condition throughout, making it an ideal choice for families seeking a welcoming home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-proportioned bedrooms, three in total, ensure that everyone in the family has their own comfortable retreat. The modern family bathroom, complete with a bath, adds a touch of luxury to daily routines, while a convenient downstairs WC and utility room enhance the practicality of the home.

The property also boasts driveway parking, a valuable feature in this sought-after area, allowing for easy access and additional convenience. The overall layout and thoughtful design make this house not just a place to live, but a place to thrive.

With its excellent condition and desirable location, this semi-detached house on Newlands Road is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this charming property your new home.

Price Guide £450,000 Freehold

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- 3 Bedroom Semi Detached House
- Presented in excellent condition throughout
- Modern family bathroom with bath & separate shower
- Driveway Parking
- Guide Price £450,000 - £475,000
- Downstairs WC / utility room
- Popular Southgate location
- Open plan kitchen / dining area
- Well-proportioned bedrooms throughout
- Close to Crawley town centre & station

Entrance

9'10" x 5'8" (3.01 x 1.74)

Living Room

15'1" x 9'4" (4.61 x 2.86)

Kitchen / Dining Area

17'1" x 9'2" (5.23 x 2.81)

WC / Utility Room

6'9" x 5'10" (2.07 x 1.78)

Landing

Bedroom 1

15'1" x 9'4" (4.62 x 2.85)

Bedroom 2

11'2" x 9'4" (3.42 x 2.86)

Bedroom 3

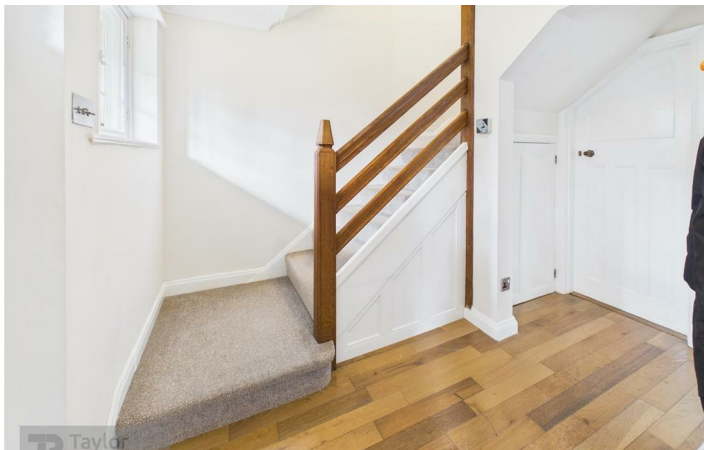
8'11" x 6'9" (2.72 x 2.07)

Bathroom

9'11" x 6'0" (3.04 x 1.84)

Council Tax Band: D





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

71